

AGENDA
ZONING REVIEW BOARD
FEBRUARY 8, 2006
6:00 P.M., CITY HALL, COMMITTEE ROOM 2, SECOND FLOOR

Amended
MARKED AGENDA

Z-05-120-An Ordinance to rezone from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, located at **2820 and 2840 Jonesboro Road, S.E.**, fronting approximately 246 feet on the north side of Jonesboro Road. Depth: varies. Area: approximately 36.96 acres. Land Lots 29, 30 and 36, 14th District, Fulton County, Georgia.
OWNERS: SCOTT AND SONS HOLDINGS, LLC AND SOUTHSIDE GREENSPACE INITIATIVE, LLC.

APPLICANT: JONESBORO ROAD DEVELOPMENT LLC.

NPU-Z **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION: **DENIAL**

ZRB RECOMMENDATION: **APPROVAL CONDITIONAL**

Z-05-127-An Ordinance to rezone from the R-4(Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2925 Browns Mill Road S.E.** fronting approximately 190 feet on the west side of Browns Mill Road and approximately 384.80 feet south of the right of way of Springside Drive. Depth: varies. Area: approximately 1.66 acres. Land Lot 61, 14th District, Fulton County, Georgia.

OWNER: MAJESTIC DEVELOPMENTS, LLC

APPLICANT: MAJESTIC DEVELOPMENTS, LLC

NPU-Z **DEFERRAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL**

ZRB RECOMMENDATION: **30 DAY DEFERRAL-MARCH 2006**

Z-05-134-An Ordinance to rezone from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2228 Bicknell Street, S.E.**, fronting approximately 257.5 feet on the southeast side of Bicknell Street, beginning 109 feet from the southeast corner of Bagwell Drive. Depth: varies. Area: approximately 3.5 acres. Land Lot 70, 14th District, Fulton County, Georgia.

OWNER: PORTFOLIO PROPERTIES CONSTRUCTION CO. LLC.

APPLICANT: PORTFOLIO PROPERTIES CONSTRUCTION CO. LLC.

NPU-Z **DEFERRAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION: **DENIAL**

ZRB RECOMMENDATION: **30 DAY DEFERRAL-MARCH 2006**

Z-05-137-An Ordinance to rezone from the I-1-C (Light Industrial-Conditional) District to the MR4-A (Multi-family Residential) District, property located at **125 Milton Avenue, S.E.**, fronting approximately 840 feet on the southwesterly side of Milton Avenue, beginning at the southwest corner of Lakewood Avenue. Property also fronts on Lakewood Avenue for approximately 551 feet. Depth: varies. Area: approximately 10.24 acres. Land Lots 55 and 56, 14th District, Fulton County, Georgia.

OWNER: RAWSON-HILL, LLC

APPLICANT: DAVID GREEN

NPU-Y **APPROVAL** COUNCIL DISTRICT 1

STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL**

ZRB RECOMMENDATION: **APPROVAL-CONDITIONAL**

Z-05-138-An Ordinance to rezone from the I-1-C (Light Industrial-Conditional) and R-4A (Single-family Residential) Districts to the MR4-A (Multi-family Residential) District, property located at **1265, 1299 and 1309 Lakewood Avenue, S.E.**, fronting approximately 397.48 feet on the southwesterly side of Lakewood Avenue, beginning at the southwest corner of the Southern Railway. Property also fronts on Martin Street for approximately 160 feet. Depth: varies. Area: approximately 3.393 acres. Land Lot 56, 14th District, Fulton County, Georgia.

OWNER: RIDLEY-RANNEY INVESTMENTS, LLC.

APPLICANT: DAVID GREEN

NPU-Y **APPROVAL** COUNCIL DISTRICT 1

STAFF RECOMMENDATION: **APPROVAL**

ZRB RECOMMENDATION: **APPROVAL**

Z-05-144-An Ordinance to rezone from the R4-A (Single-family Residential) District to the MRC-2 (Mixed Residential Commercial) District, property located at **1900 Hollywood Road, N.W.**, fronting approximately 266.13 feet on the west side of Hollywood Road, approximately 254 feet on the east side of Grandview Avenue and approximately 313 feet on the south side of Peyton Road. Depth: varies. Area: approximately 2.19 acres. Land Lot 252, 17th District, Fulton County, Georgia.

OWNER: ALLIANCE REAL ESTATE VENTURES, LLC/ROD BATISTE

APPLICANT: ESTES SHIELDS ENGINEERING/DOUG ESTES

NPU-D **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 9

STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL**

ZRB RECOMMENDATION: **APPROVAL-CONDITIONAL**

Z-05-145-An Ordinance to rezone from the R4-A (Single-family Residential) District to the MRC-2 (Mixed Residential Commercial) District, property located at **1884 Hollywood Road, N.W.**, fronting approximately 933. 40 feet on the south side of Burtz Street and fronting approximately 225.08 feet on the west side of Hollywood Road. Depth: varies. Area: approximately 6.15 acres. Land Lot 252, 17th District, Fulton County, Georgia.
OWNER: ALLIANCE REAL ESTATE VENTURES, LLC/ROD BATISTE
APPLICANT: ESTES SHIELDS ENGINEERING/DOUG ESTES
NPU-D **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 9
STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL**
ZRB RECOMMENDATION: **APPROVAL-CONDITIONAL**

Z-05-146-An Ordinance to rezone from the R4-A (Single-family Residential) District to the MRC-2 (Mixed Residential Commercial) District, property located at **2633 Burtz Street, N.W.**, fronting approximately 472 feet on the north side of Burtz Street and fronting approximately 254 feet on the west side of Grandview Avenue. Depth: varies. Area: approximately 1.65 acres. Land Lot 252, 17th District, Fulton County, Georgia.
OWNER: ALLIANCE REAL ESTATE VENTURES, LLC/ROD BATISTE
APPLICANT: ESTES SHIELDS ENGINEERING/DOUG ESTES
NPU-D **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 9
STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL of substitute ordinance**
ZRB RECOMMENDATION: **APPROVAL-CONDITIONAL of substitute ordinance**

U-05-35-An Ordinance granting a Special Use Permit for a **Church** (Section 16-34.007 (1) (c)) property located at **1576 Donald L. Hollowell Parkway, N.W.**, fronting approximately 295 feet on the south side of Donald L. Hollowell Parkway. Property is located approximately 358 feet east of the West Lake Avenue right of way. Depth: varies. Area: approximately 4.81 acres. Land Lots 145 and 146, 14th District, Fulton County, Georgia.
OWNER: MICHAEL DECKER
APPLICANT VALLENA J. SNOWDEN
NPU-J **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 3
STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL**
ZRB RECOMMENDATION: **APPROVAL-CONDITIONAL**

U-05-37/U-04-32/U-03-25/U-97-32-An Ordinance amending Ordinance 05-O-0100 which granted a Special Use Permit for **Athletic Fields** (Section 16-06.005 (1) (k)) for the purpose of a site plan amendment, property located at **2400 DeFours Ferry Road, N.W.** Land Lot 221, 17th District, Fulton County, Georgia.
OWNER: GALLOWAY AT WOODALL CREEK, LLC
APPLICANT THE GALLOWAY SCHOOLS, INC.
NPU-D **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 9
STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL**
ZRB RECOMMENDATION: **APPROVAL-CONDITIONAL**

Z-05-106-An Ordinance to amend Chapter 16 of the City of Atlanta Zoning Code to create a new category of shopping center signs; to provide specific regulations for such signs; and for other purposes.

BY: COUNCILMEMBER CEASAR C. MITCHELL

STAFF RECOMMENDATION: **APPROVAL with amended text**

ZRB RECOMMENDATION: **DENIAL**

END OF AGENDA